

## 6. 2013SP-034-001

### COTTAGE PARK

Map 060, Parcel(s) 041

Council District 02 (Frank R. Harrison)

Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-R zoning for property located at Surf Drive (unnumbered), approximately 435 feet west of Dickerson Pike (16.6 acres), to permit up to 81 residential dwelling units, requested by Dale and Associates, applicant; Danny and Melanie Eaton, owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

### APPLICANT REQUEST

**Preliminary SP to permit up to 81 multi-family dwellings.**

#### Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan-Residential (SP-R) zoning for property located at Surf Drive (unnumbered), approximately 435 feet west of Dickerson Pike (16.58 acres), to permit up to 81 residential dwelling units.

### Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 96 units.*

### Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

### CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices
- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices

This area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. While this request does not provide any additional density than what would be permitted under the current RS7.5 district, it provides an additional housing option for the area that is designed to be walkable. The plan also provides attractive green areas for residence to enjoy. Bus service is located along Dickerson Pike, which will provide residents with additional transportation options.

### EAST NASHVILLE COMMUNITY PLAN

Neighborhood General (NG) policy is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to ensure appropriate design and that the type of development conforms with the intent of the policy.

#### Consistent with Policy?

Yes. The proposed SP provides an additional housing option in the area providing more choice for a variety of people consistent with the NG policy.

### PLAN DETAILS

The approximately 16 acre site is located just west of Dickerson Pike behind the Congress Inn. Hillhust Acres subdivision is to the north and Pine Ridge subdivision is to the south. Pine Ridge is within a PUD. The site is relatively flat, but there are some small areas with steep slopes located on the western side of the site.

#### Site Plan

The plan call calls for 81 detached units. Units are oriented to either an internal, private drive or open space. Units are intended to be two stories, but the plan would permit a maximum of three stories.

Landscaping is shown throughout the development. The courtyards are landscaped and street trees are shown along the internal private drive. Stormwater requirements are being met with rain gardens and other Low Impact Devices (LID). The rain gardens provide additional landscaping. A 20 foot landscape buffer yard is shown along the northern and southern property boundary.

## December 12, 2013, Planning Commission meeting

Only about 12 acres of the approximately 16 acre site is proposed for development. The remaining area which is about four acres will be left as open space (conservation land).

Access into the site is proposed from Pine Ridge Drive through a previously recorded access easement recorded (Pine Ridge Section 1, Instrument No. 198701156900191). The plan also provides a turnaround for Surf Drive, which dead ends into the site; however, access is limited to emergency vehicles only. The internal private drive includes a landscaped median. The plan shows a sidewalk along both sides of the internal drive. Sidewalks are also shown throughout the development connecting units to the drive, parking areas and open space. The plan also calls for an offsite pedestrian connection to Dickerson Pike along Pine Ridge Drive. A total of 211 parking spaces are shown (2.6 stalls per unit). All spaces are surface and are located beside or behind the units away from the internal drive and/or open space.

### ANALYSIS

The SP is consistent with the land use policy and meets several critical planning goals. It is also important to note that the density under the proposed SP is lower than what would be permitted under the existing RS7.5 district. A cluster lot or conventional subdivision would be required to develop the property under the RS7.5 district.

### STORMWATER RECOMMENDATION

Preliminary SP approved

### PUBLIC WORKS RECOMMENDATION

#### Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Final designs of off-site improvements are to be coordinated with MPW prior to Final SP submittal.
- ROW dedication for the turnaround at Site Access #2 is required prior to building permit approval.

*A traffic table was not prepared since this request reduces the overall density of what is currently permitted under the existing zoning.*

### SCHOOL BOARD REPORT

**This SP would not generate any more students than what would be generated by the current RS7.5 district.**

Any students would attend Chadwell Elementary School, Gra-Mar Middle School, and Maplewood High School. This information is based upon data from the school board last updated September 2012.

### STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions and disapproved without all staff conditions.

### CONDITIONS

1. Permitted land uses shall be limited to 81 residential units.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

## December 12, 2013, Planning Commission meeting

Approved with conditions and disapproved without all conditions (10-0), Consent Agenda

### **Resolution No. RS2013-227**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-034-001 is **Approved with conditions and disapproved without all conditions. (10-0)**

#### **CONDITIONS**

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